

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE:)	CHAPTER 7
)	
MICHAEL J. BLYDENSTEIN,)	CASE NO. 18-71767-PMB
)	
Debtor.)	

S. GREGORY HAYS, Chapter 7 Trustee)	
For the Estate of Michael J. Blydenstein,)	
)	
Movant,)	
v.)	CONTESTED MATTER
)	
PINGORA LOAN SERVICING, LLC;)	
FULTON COUNTY TAX COMMISSIONER;)	
GORDON LOFTS CONDOMINIUM)	
ASSOCIATION, INC.,)	
)	
Respondents.)	

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN, pursuant to Fed. R. Bankr. P. 2002(a)(2), 6004(a), 6004(c), and 9014 that S. Gregory Hays, Trustee ("**Trustee**") for the bankruptcy estate (the "**Bankruptcy Estate**") of Michael J. Blydenstein ("**Debtor**"), has filed his *Trustee's Motion for Authority to (A) Sell Real Property of the Bankruptcy Estate Free and Clear of Liens, Interests, and Encumbrances and (B) Disburse Certain Proceeds at Closing* (the "**Sale Motion**") proposing to sell real property known as 215 Mitchell Street, S.W., #9, Atlanta, Georgia 30303 (the "**Property**") pursuant to 11 U.S.C. §§ 363(b) and (f), to Nicholas S. Graham (the

“**Purchaser**”), “as is, where is” for a sale price of \$260,000.00 (the “**Purchase Price**”) subject to Bankruptcy Court approval (the “**Contract**”). A true and correct copy of the Contract is attached and marked as Exhibit “A” to the Sale Motion and incorporated herein by reference.

The Trustee further moves for authority to have all gross sale proceeds paid to him at closing and for authority to have certain items specifically described in the Sale Motion paid at closing. All other distributions of funds will be made pursuant to further order of the Court.

PLEASE TAKE FURTHER NOTICE that the Court will hold a hearing on the Sale Motion in **Courtroom 1202 of the Richard B. Russell Federal Building, 75 Ted Turner Drive, S.W., Atlanta, Georgia 30303 at 2:00 p.m. on October 19, 2020.** The Sale Motion is available for review in the Clerk’s Office, United States Bankruptcy Court, during normal business hours or online at <http://ecf.ganb.uscourts.gov> (registered users) or at <http://pacer.psc.uscourts.gov> (unregistered users). Given the current public health crisis, hearings may be telephonic only. Please check the “Important Information Regarding Court Operations During COVID-19 Outbreak” tab at the top of the GANB Website prior to the hearing for instructions on whether to appear in person or by phone.

The Trustee seeks to sell the Property free and clear of all liens, claims and interests as provided by 11 U.S.C. § 363(f). The Trustee also seeks authority to have paid at closing those liens, expenses and costs specifically described in the Sale Motion. All valid, perfected, and unavoidable liens that the Trustee does not propose to pay at closing shall attach to the Sale proceeds with the same validity, extent, and priority that they had in the Property.

The proposed Contract includes a Purchase Price of \$260,000.00, which is the highest and best offer the Trustee has received, is subject to no contingencies, and represents a fair selling price for the Property. **The Trustee invites any and all competing cash offers to be**

submitted which exceed the proposed Contract by at least \$8,000.00 supported by earnest money of at least two percent (2%) of the bid price, with no contingencies, and the ability to close within ten (10) days from Bankruptcy Court approval.

Your rights may be affected by the Court's ruling on the Sale Motion. You should read the Sale Motion carefully and discuss it with your attorney if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.) If you do not want the Court to grant the relief sought in the Sale Motion or if you want the Court to consider your views, then you and/or your attorney must attend the hearing. You may also file a written response to the Sale Motion with the Clerk at the address stated below, but you are not required to do so. If you file a written response, you must attach a certificate stating when, how and on whom (including addresses) you served the response. Mail or deliver your response so that it is received by the Clerk at least two (2) business days before the hearing. The address of the Clerk's Office is: Clerk, U.S. Bankruptcy Court, Suite 1340, 75 Ted Turner Drive, S.W., Atlanta, Georgia 30303. You must also mail a copy of your response to counsel for the Trustee at the address stated below.

Dated: September 25, 2020.

HERBERT C. BROADFOOT II, P.C.
Attorney for Trustee

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